

## APPENDIX H

**"Exit 112/113 Land Use, Zoning, Community Characteristics and Community Cohesion." Message to Judith Lindsey, Maine Department of Transportation. 25 Nov. 2009. E-mail from Matthew Nazar, Deputy Director of Development Services, City of Augusta, Maine.**

### Zoning:

Current zoning for the study area is split between six different districts, with five being primarily non-residential in nature. Augusta's 2007 Comprehensive Plan, found consistent with the State's Growth Management Act by the Maine State Planning Office, identifies the study area as part of the larger "economic growth" area of the city, following the development trends that started thirty years ago.

The southern end of the study area, along Townsend Road, Northern Ave, and much of Old Belgrade Road east of I-95, is zoned for residential use at a density that allows one dwelling unit per 5,000 square feet of land. The remaining southern area, east of I-95 and along Civic Center Drive, is zoned for large commercial and other non-residential activities similar to the existing uses which include the Augusta Civic Center, the University of Maine at Augusta, and the Augusta Marketplace which is a "retail power center".

The northern end of the study area is dominated by three non-residential zones. Two areas are zoned for industrial use and include Augusta's three primary business parks, one having significant room for additional growth available. A large area along Civic Center Drive is zoned for mixed uses, which has trended toward retail and office uses, with significant land available for growth. And the third large zone is the Medical district along the east side of Old Belgrade Road focused primarily on uses related to the existing Harold Alfond Center for Cancer Care and other possible medical facilities. The area immediately to the west of Old Belgrade Road is currently zoned for mixed uses similar to the zoning along Civic Center Drive, but Augusta's 2007 Comprehensive Plan recommends a re-assessment of this area to possibly refocus it on medical uses.

The final zoning district in the study area is at the extreme northern end and of a less intense mixed use nature. Directly on Civic Center Drive the uses are expected to be non-residential, but for the Bog Road intersection, they will likely remain residential.

### Existing Land Use:

Existing land uses in the area mirror the existing zoning of the area. The southern and southeastern sections of the study area are relatively dense single-family detached residential structures, with some additional room for new units. Since 1990 there have been very few new residential units constructed totaling ten new dwelling units, with another 15 anticipated in the near future and the possibility of 50 to 100 more in the

coming 20 years. The area is very close to local services, is served by public water and sewer, and provides a relatively quiet setting. Changes in traffic patterns on Old Belgrade Road, including whether or not the road remains a through connection from Northern Ave to Civic Center Drive, may have an influence on the level of development that occurs on the eastern section of that road. If the road is split, preventing through traffic, it may be more attractive as a growing residential area.

The central portion of the study area is bisected by I-95. Near Exit 112, the dominant land uses are non-residential, including the Augusta Civic Center constructed, the University of Maine at Augusta, the Augusta Business Park, and the Market Place at Augusta. This area is a primary driver of economic, cultural, and educational activities in Augusta and is anticipated to continue to serve the same functions. The University has expressed an ongoing interest in expansion, with the possibility of residential facilities being added in coming decades. The campus is currently a commuter-only facility.

The extreme southern section of the study area, following Townsend Road, Northern Avenue, and the southern section of Old Belgrade Road is primarily residential. New development in this sector since 1990 includes:

The Market Place at Augusta is a retail power center that started development in 1990 with the construction of WalMart and now includes nearly 675,000 square feet of retail space, with one remaining development phase available. The remaining phase would open traffic onto Old Belgrade Road.

Across Civic Center Drive, in front of the Augusta Civic Center, development has occurred slowly but continuously since the Civic Center construction in 1975. Since 1990, the following construction has occurred: Gardiner Savings bank (6,000 square feet); CapitalGate LLC consisting of condo medical offices (11,590 square feet); Anatinae LLC consisting of offices (5,700 square feet); the Maine School Board Association (15,700 square feet); University of Maine at Augusta (Student Center, 23,600 square feet; Classroom Addition, 20,300 square feet; Library Addition, 6,000 square feet).

The area from the Augusta Business Park to the Leighton Road intersection with Civic Center Drive has been the focus of industrial and office space development since the early 1980s, with retail, hotel, and other uses slowly starting to fill in some of the remaining parcels. Nearly all residential units remaining in this area are for sale. Since 1990, the following construction has occurred: J & R Associates, LLC constructed three buildings (Wendy's - 3,300 square feet, Maine DMV, 7,500 square feet, Office and fitness club, 34,000 square feet); Irving Oil large gas station and convenience store (4,200 square feet); Fairfield Inn with 98 units (45,500 square feet); Brake Service and Parts, Inc repair (6,500 square feet); JS McCarthy Printers (36,000 square foot addition); Taco Bell/KFC (2,900 square feet); Advance Auto (6,800 square feet); Harper's North, LLC (Office, 25,000 square feet); Snow Cone Properties (Dentist's Office, 5,800 square feet); Concord Coach (Regional Bus terminal, 3,800 square feet); D & L Cyr Investments (Furniture Retail, 21,500 square feet);

The northern portion of the study area presents two very distinct land use types, one along Civic Center Drive and the other along Old Belgrade Road. Both areas are changing rapidly as this is the area with the greatest amount of available land. Industrial developments have been located in the area since the early 1980's when Digital Equipment constructed a very large manufacturing facility on Civic Center Drive.

SES Augusta, LLC (Tractor Supply retail, 16,100 square feet); Civic Center Acquisitions, LLC (Office building rented by the state, 13,300 square feet); Central Maine Commerce Center (Office, 19,000 square feet); Central Maine Commerce Center (Dentist Office, 4,400 square feet); Maine Forest Products Council (Office, 5,000 square feet); Maine Farm Bureau (Office, 6,800 square feet); JMK Properties (Manufacturing, 10,900 square feet); Bolduc Technology Group (Manufacturing, 16,200 square feet under construction); Mechanical Services (Service, 4,000 square feet); Roger Pomerleau Trustee (NRF Warehouse, 104,000 square feet); Family Planning Association of Maine (Service, 8,000 square feet); Transco (Wholesale office furniture, 10,900 square feet); U.A. Local 716 (Union Hall, 15,800 square feet); Brian Beland (SF Residence, 3,400 square feet); Carol Lane (SF Residence, 1,350 square feet); William Burney (SF Residence, 2,600 square feet); James Albert (SF Residence, 2,900 square feet); Roger Morin (SF Residence, 1,050 square feet); Maine General Medical Center (Cancer Center, 59,900 square feet); Brenda Philbrook (SF Residence, 2,800 square feet); Maine Greyhound Placement (Vet Clinic, 2,000 square feet)